



Statutory Public Meeting

ZONING BY-LAW AMENDMENT

White Owl Properties Limited c/o Macaulay Shiomi Howson Ltd.

405 and 505 Miller Avenue (Ward 8)

File PLAN 23 150318

May 14, 2024



Area Context



- 29.24 ha (72.69 ac)
- Existing Asphalt and Aggregate Transfer Facility (NE)
- Surrounding Uses Include:
 - Hydro Corridor
 - City and Region Operations
 - Industrial
 - Commercial



Draft Plan of Subdivision





The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

- Industrial/Commercial
- Six buildings
- 139,562 m² (1,502,239 ft²) GFA
- 1,551 parking spaces

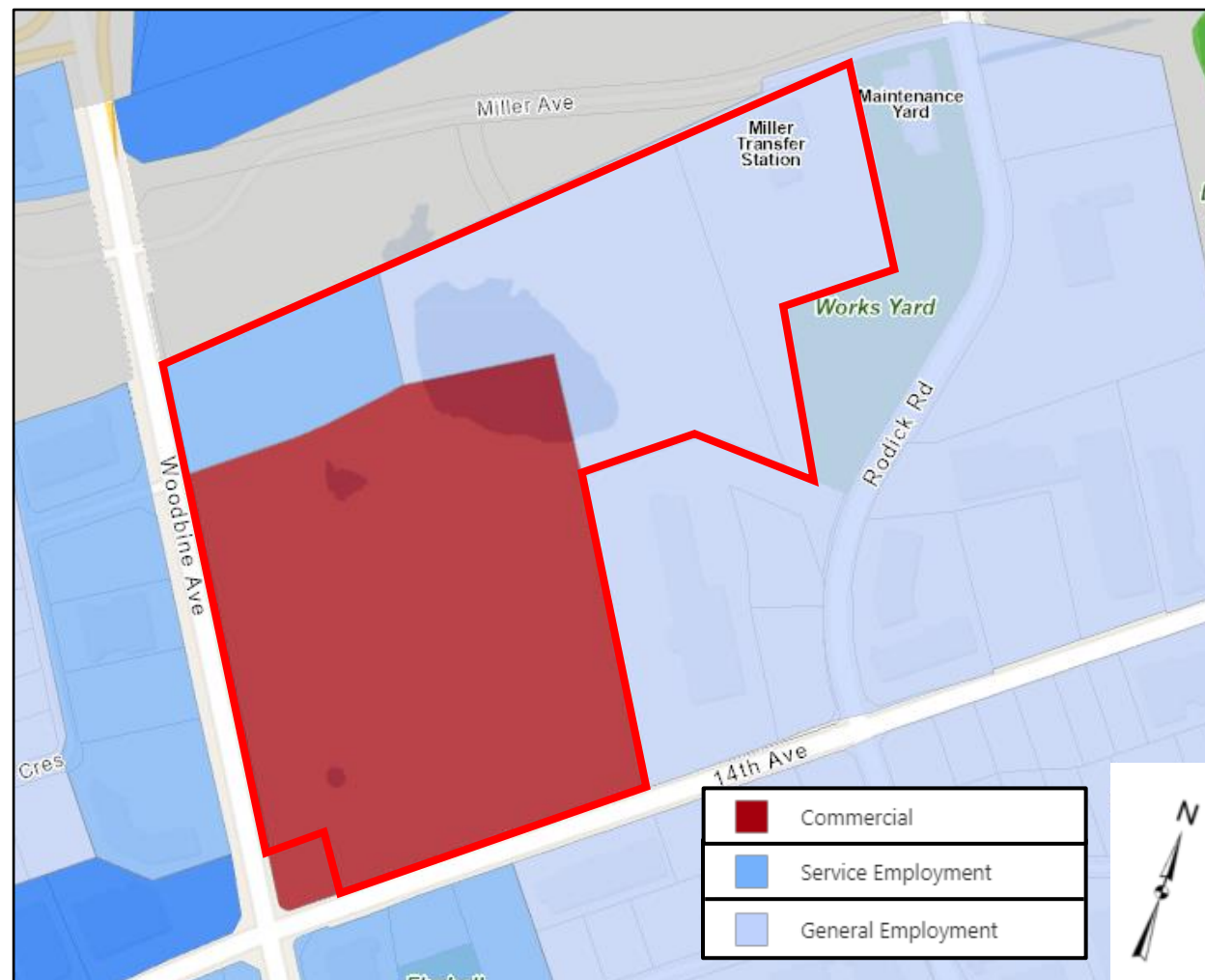




Commercial, Service Employment, and General Employment

Site-Specific Policy Area – Miller Lands (Section 9.17.2)

The proposed Zoning By-law Amendment meets the intent of the 2014 OP





Required Zoning Amendment

Strategic Plan 2020-2026

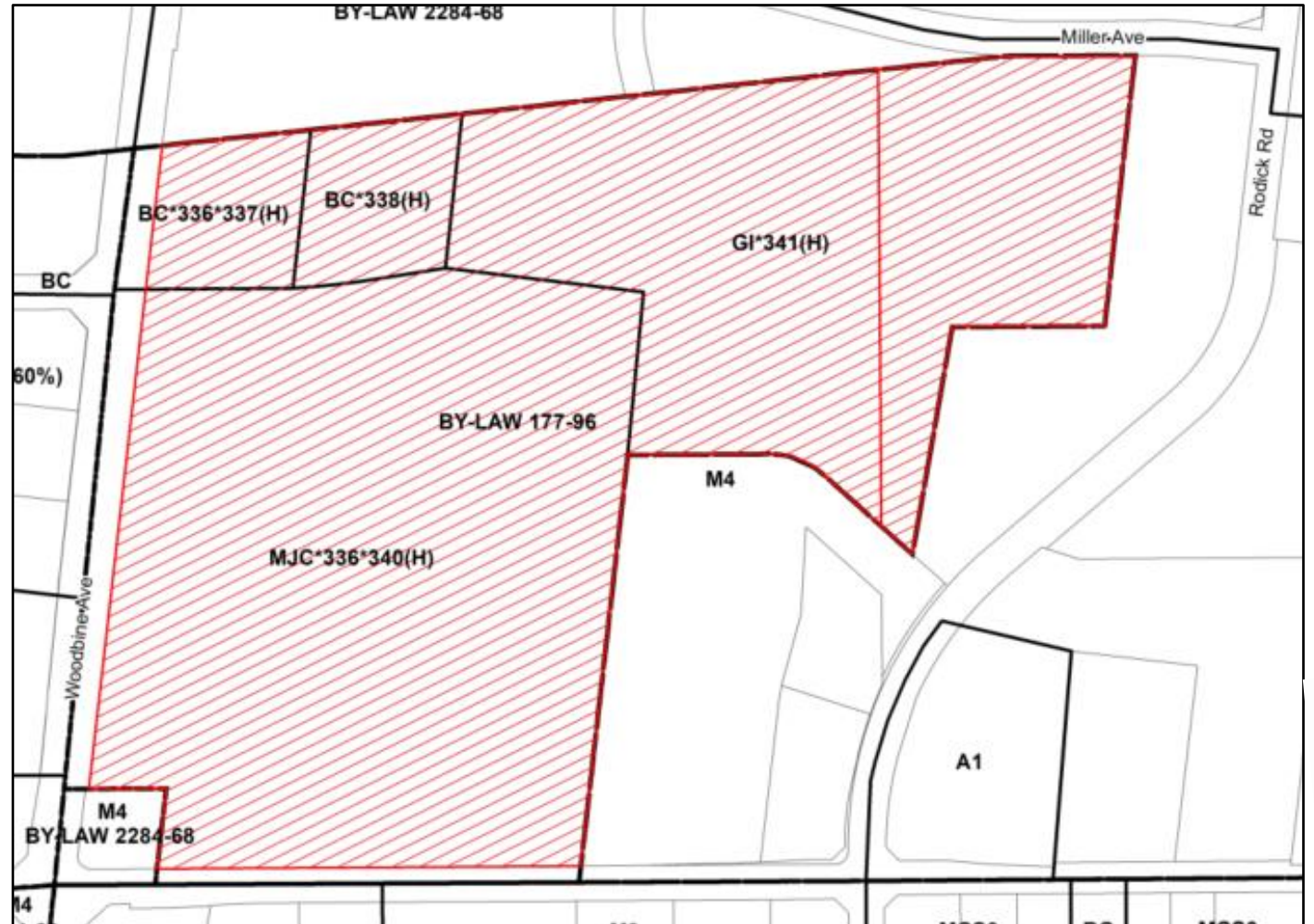
Building Markham's Future Together

By-law 177-96 Zones

- Major Commercial Area
- Business Corridor
- General Industrial
- All have Holding Provisions

The Owner submitted an amendment to permit the following:

- Industrial uses
- Parking rate





1. Staff will continue to review the Proposal

- Evaluation of the compatibility with existing and planned development within the surrounding area
- Traffic impacts, and adequate parking supply for the commercial and industrial uses
- Technical studies submitted in support of the application
- Requirements of external agencies including the Toronto and Region Conservation Authority

2. Committee may refer the Application back to Staff

- Staff to prepare a Recommendation Report for a future DSC meeting, considering the Bill 109 Timelines

3. Applicant will provide a detailed presentation on the Proposal



Thank you